

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF OCTOBER 5, 2005

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT (CUP) No. 05-04—A request to approve a new electronic sign to replace an existing marquee sign with changeable letters. The project is located at 10656 Anderson Street.

SUMMARY

The request is for a Conditional Use Permit to construct a new electronic sign for Loma Linda Academy. The new replacement sign will occupy the same location as the existing marquee sign, which is in front of North Hall along the west side of Anderson Street. Sign functions and light intensity will be controlled by Loma Linda Academy personnel.

RECOMMENDATION

The recommendation is that the Planning Commission approve Conditional Use Permit (CUP) No. 05-04 based on the Findings, and subject to the attached Conditions of Approval (Attachment B).

PERTINENT DATA

Applicant:	Loma Linda Academy
General Plan:	Institutional
Zoning:	Institutional
Site:	22.9 acre K-12 school
Topography:	Mostly flat
Vegetation:	Landscaped
Special Features:	None

BACKGROUND AND EXISTING SETTING

Background

The application for the proposed sign replacement was submitted to the Community Development Department on August 4, 2005. On August 23, 2005, the Administrative Review Committee (ARC) reviewed and recommended that the Planning Commission approve the project.

Existing Setting

The project site is located on the west side of Anderson Street, north of Academy Street. The academy is bounded by the Loma Linda Elementary School to the south, single-family residences to the east, the San Timoteo Creek to the north, and vacant land to the west.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The digital sign is an accessory structure to an existing institutional facility. Therefore, the project is eligible for a Class 11 exemption from CEQA pursuant to the CEQA Guidelines, Section 15311(a).

ANALYSIS

Project Description

The project involves the construction of a new electronic sign which replaces an existing marquee sign. The new sign will be two-sided and will have a sign surface of approximately 53 square feet per side. Approximately 28 square feet or 53% of the overall sign surface will be electronic. The sign base is 6' x 2.5' and the overall height of the sign is 12.5'. Dimensions for the new sign will be similar to the existing marquee sign. The new sign will occupy the existing location. And no new landscaping is being proposed.

The new sign will be fully automated and programmable. The LED portion of the sign will have an automatic dimmer that responds to daylight and darkness to vary the brightness of the sign to appropriate levels. Variations in the brightness setting can also be adjusted manually. According to the sign manufacturers, LED signs are about one third the brightness of regular fluorescent bulbs.

Zoning and Code Requirements

The project site is currently designated and zoned Institutional on the existing General Plan and official zoning maps, respectively. All uses mentioned in this zone are consistent with the existing academic setting. Section 17.18.250 (b) of the Loma Linda Municipal Code requires a Conditional Use Permit (CUP) for digital signs that display public information such as digital message boards. The approval of the Conditional Use Permit is contingent upon the fulfillment of all the required findings as stated in Section 17.30.210 of the Loma Linda Municipal Code.

Analysis and Findings

The following findings must be addressed when considering a conditional use permit. Per Code Section 17.30.210, "The Planning Commission, in approving a conditional use permit, shall find as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

The proposed sign is consistent with both the Zoning and existing General Plan. Currently the site is being used as a K-12 academy, which is listed as a permitted use in an Institutional zone [Loma Linda Municipal Code Section 17.60.020 (a)]. The proposed digital sign is an accessory structure pertinent to the existing use. Pursuant to Section 17.18.250 (b) of the Loma Linda Municipal Code, digital signs require a Conditional Use Permit (CUP).

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed sign will replace an older marquee sign at an existing institutional facility. As stated, the proposed sign is consistent with the General Plan. The electronic sign will be similar in size, shape, and location to the existing sign, and will not be detrimental to the existing uses specifically permitted in the zone where the project is located.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

There are no changes in the land use or layout of the site. The site is adequate in size and shape to accommodate the current use and the proposed sign. All yards, setbacks, walls, fences, and landscaping are consistent with the development standards for the

4. *That the site or the proposed use related to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The sign replacement will not change the land use or site layout and will not further impact the existing facility. No other changes are being proposed. Additional traffic will not be generated as the result of this project.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this application to insure compatibility with the neighborhood and to prevent any negative impacts to the surrounding area.

CONCLUSION

The request to construct a new electronic sign at this location is consistent with the General Plan and the City's Draft General Plan. The proposed use is in compliance with the Institutional zone development standards. No impacts to the site are anticipated. Implementation of the Conditions of Approval will ensure that the project complies with all applicable City standards and requirements.

Due to the scope of the proposal and its affiliation with an existing institutional facility, the project is categorically exempt from CEQA.

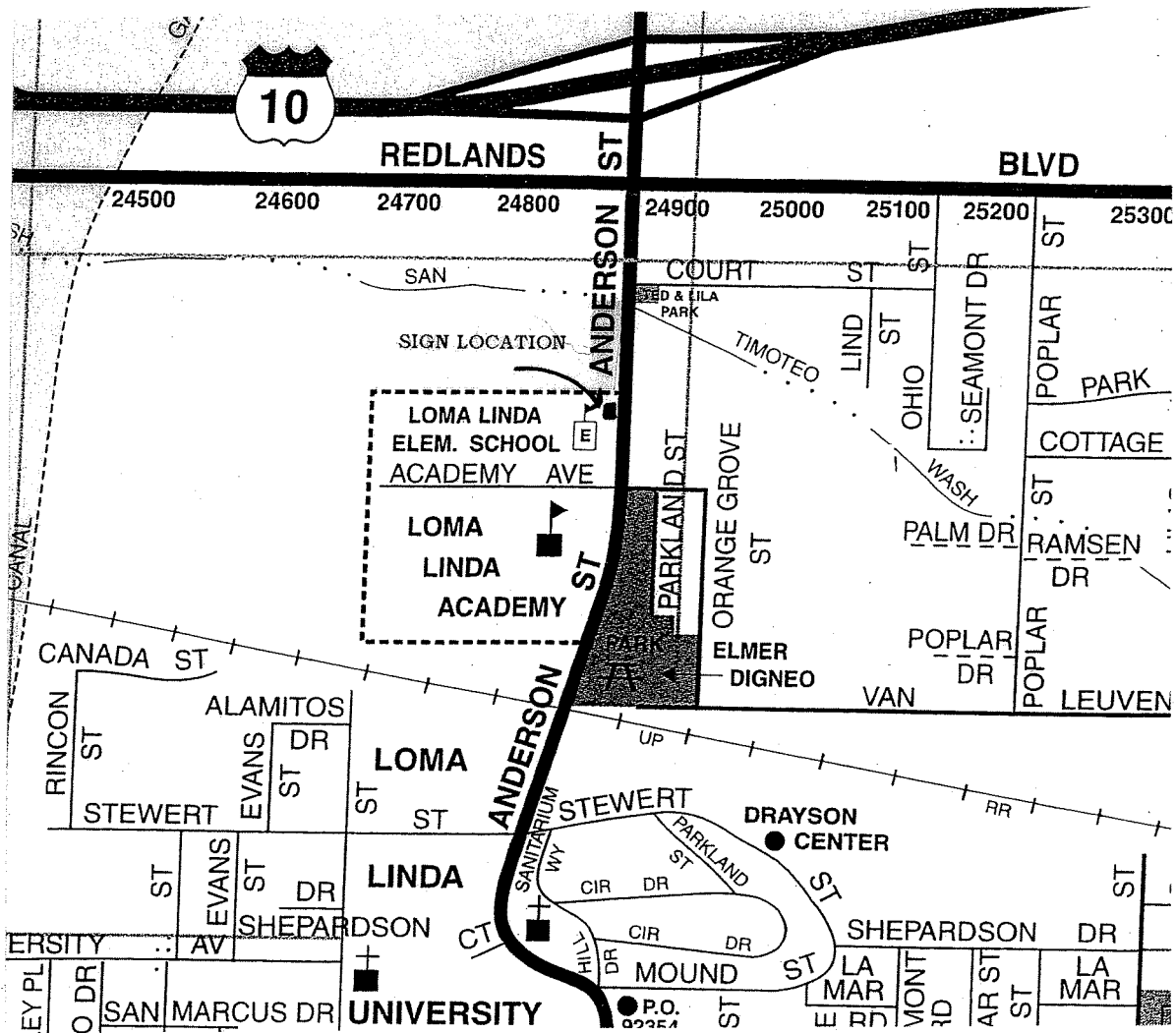
Respectfully submitted,

Allan Penaflorida
Planning Technician

ATTACHMENTS

- A. Site Location Map
- B. Conditions of Approval
- C. Project Plans

Attachment A



Vicinity Map for Conditional Use Permit (CUP) No. 05-04

Attachment B

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 05-04

All applicable provisions and requirements of City Codes and Ordinances shall be met for this project. All conditions unless otherwise specifies are due prior to the issuance of building permits. The following specific requirements shall also apply:

COMMUNITY DEVELOPMENT DEPARTMENT

- 1.1 Within one year of this approval, the Conditional Use Permit (CUP) shall be exercised or the permit/approval shall become null and void. Within one year of development approval, commencement of construction shall have occurred or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of six months, then the permit/approval shall become null and void.

PROJECT:

Conditional Use Permit No 05-06

EXPIRATION DATE:

October 5, 2006

- 1.2 In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
- 1.3 All construction shall meet the requirements of the editions of the *Uniform Building Code* (UBC)/California Building Code (CBC) and the *Uniform Fire Code* (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
- 1.4 Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative process. Any modification, which exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority as applicable.
- 1.5 This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: Institutional Zones. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.

- 1.6 Prior to establishing any new signs, or replacing existing signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building and Safety Division.
- 1.7 The applicant shall provide details of all proposed lighting fixtures and a photometric study showing the location and anticipated distribution pattern of light of the proposed fixture. All new light fixtures shall be consistent with the architecture of the building. All exterior lighting shall be designed and arranged as not to direct light or glare onto adjacent properties, including the adjacent streets. A lighting plan shall be submitted to the Community Development and Public Works Departments for review and approval prior to issuance of permits.
- 1.8 Within 48 hours of approval of the subject project, the applicant shall deliver to the Community Development Department, a check or money order made payable to the **COUNTY OF SAN BERNARDINO** in the amount of \$25.00 (twenty-five dollars) to enable the City to file the appropriate environmental documentation for the project. If within such 48 hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act may be significantly lengthened.

Attachment C

8'3"

LOMA LINDA ACADEMY
SEVENTH-DAY
ADVENTIST SCHOOL



3'6"

3"

2'9"

12'6"

6'



Endorsed Supplier for
SEVENTH-DAY
ADVENTIST
CHURCH

DAYSTAR HIGH DEFINITION
32X128C

ID CABINET 36"x8'2"
LED CABINET 29'x8'3"

2'6"

Approved as shown.

x _____ date _____ 1.

Approved with listed changes

x _____ date _____ 2.

x _____ date _____ 3.

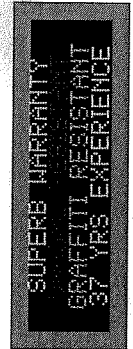
DAYSTAR HD 32x128
CAPABILITIES



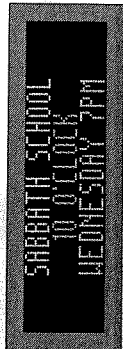
32K GRAPHIC, OR VIDEO CLIP (AVI FILE)



ANIMATED GRAPHIC MULTI-COLOR



4 ROWS OF 4.5' CHARACTERS



3 ROWS OF 7' CHARACTERS



2 ROWS OF 10" & 3 ROWS OF 7" CHARACTERS



2 ROWS OF 10' CHARACTERS



1 ROW OF 20' CHARACTERS

To see a Video example go to:
www.stewartsigns.com/military-32_shades.html

stewartsigns
1-800-237-3928

DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL, PAINT, OR LED COLOR. ARTIST'S REPRODUCTION OF BRICKWORK, MASONRY, AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL.

1/2"=1' # 481952A CUST.# 1094899 6.3.05 CA/MARKD PROPOSAL

ORIGINAL DESIGN DO NOT DUPLICATE

SPECIFICATIONS

FRAME

- 1 9" - EXTRUDED ALUMINUM FILLER
- 2 1 1/2" FLAT - EXTRUDED ALUMINUM RETAINER
- 3 24 GAUGE GALVANIZED HAT SECTION
- 4 1 1/2" x 1 1/2" x 1/8" ALUMINUM ANGLE
- 5 BALLAST - ADVANCE 0620-24 2 REQUIRED
- 6 LAMPS - F42T12 CW/HO 8 REQUIRED
- 7 SOCKETS - KULKA DOUBLE CONTACT SNAP IN LAMP HOLDERS 582G & 583G
- 8 ELECTRIC/DATA CABLE OUT PROVISION
- 9 1/2" DRAIN HOLE
- 10 5" x 5" x 3/16" STEEL SQUARE TUBING
- 11 5/16" x 1 1/2" SELF-TAPPING BOLTS 13 REQUIRED
- 12 12" x 16" x 3/4" BASE PLATES 2 REQUIRED (WELDED TO LEGS AT FACTORY)
- 13 3/4" x 30" J- BOLTS 8 REQUIRED
- 14 #5 REBAR GRADE 60 OR BETTER TIE EACH JOINT (PROVIDED BY CUSTOMER)
- 15 PVC ELECTRICAL CONDUIT (PROVIDED BY CUSTOMER)
- 16 RIGID 3/4" STEEL CONDUIT (DATA CABLE)
- 17 5" ALUMINUM LED CABINET (2)
- 18 .060 ALUMINUM COWLING
- 19 4" x 4" x 1/4" STEEL GUSSETS
- 20 4" x 4" x 1/8" STEEL SQUARE TUBE

FACE

- A .118" PANFORMED POLYCARBONATE (U.V.)
- B FACE DECORATION PER I.M. STEWART ARTWORK

NOTES

DESIGN FACTOR MEETS OR EXCEEDS - 120 MPH
EXTERIOR FINISH - PPG DURETHANE II (GRAFFITI RESISTANT PAINT)
LAMPS INCLUDED
U.L. APPROVED

CABINET BOLTED TO STEEL SUPPORT SYSTEM

ELECTRICAL: IDENTIFICATION SIGN CABINET 3.8 AMPS, 120 VOLTS

DAYSTAR 1664 LED CABINET - SIDE 1 9.7 AMPS, 120 VOLTS

DAYSTAR 1664 LED CABINET - SIDE 2 9.7 AMPS, 120 VOLTS

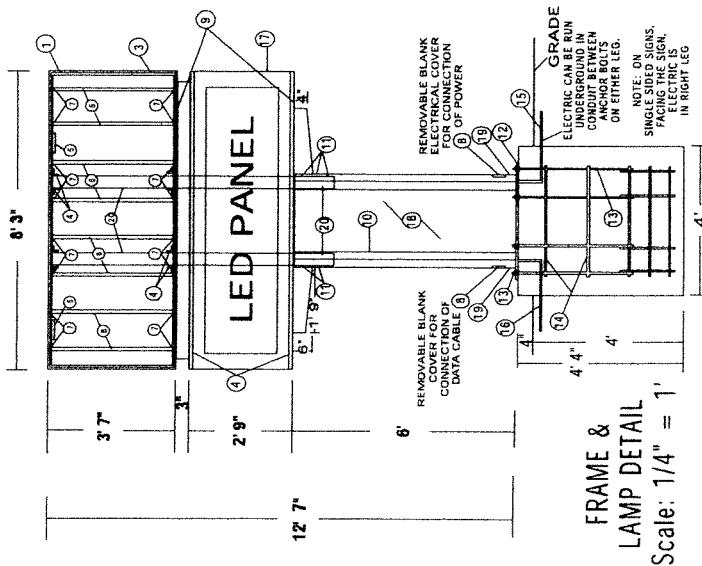
DAYSTAR 32128 LED CABINET - SIDE 1 14.5 AMPS, 120 VOLTS

DAYSTAR 32128 LED CABINET - SIDE 2 14.5 AMPS, 120 VOLTS

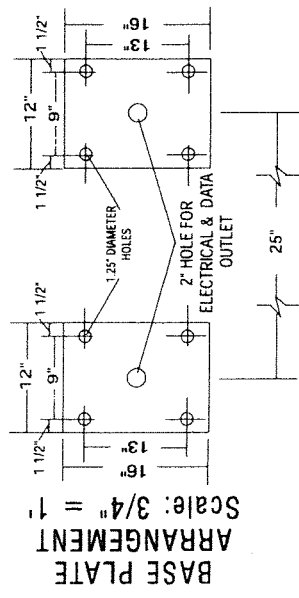
DOUBLE SIDED REQUIRES 3 CIRCUITS

SINGLE SIDED REQUIRES 2 CIRCUITS

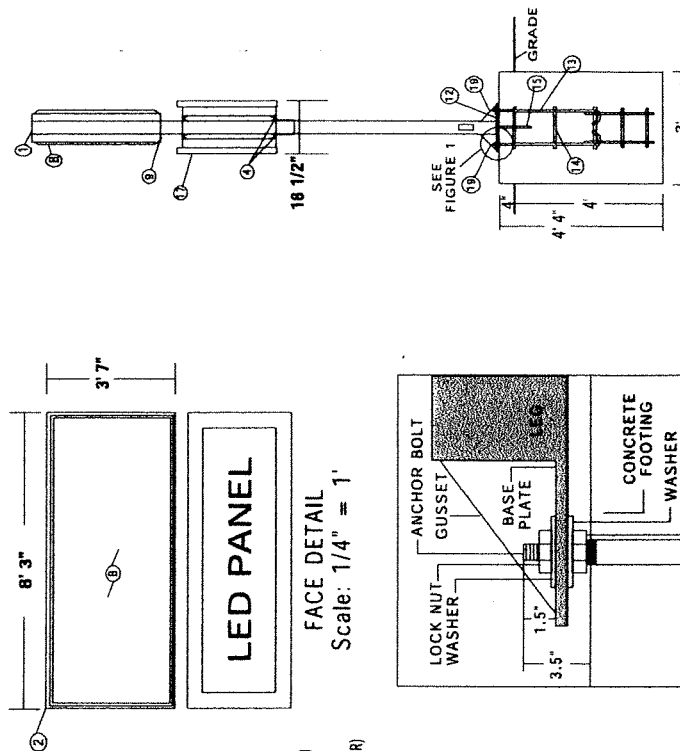
FOUNDATION ENGINEERING SHOULD BE REVIEWED BY LOCAL AUTHORITIES
DUE TO VARYING SOIL, WIND LOAD CONDITIONS AND FROST LINE
(FOOTER DEPTH NEEDS TO EXCEED FROST LINE)



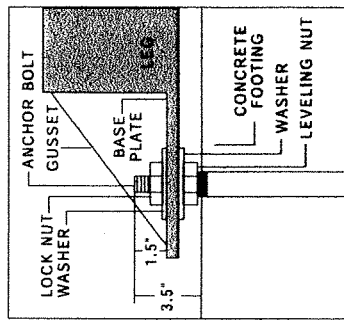
FRAME &
LAMP DETAIL
Scale: 1/4" = 1'



BASE PLATE
ARRANGEMENT
Scale: 3/4" = 1'



FACE DETAIL
Scale: 1/4" = 1'



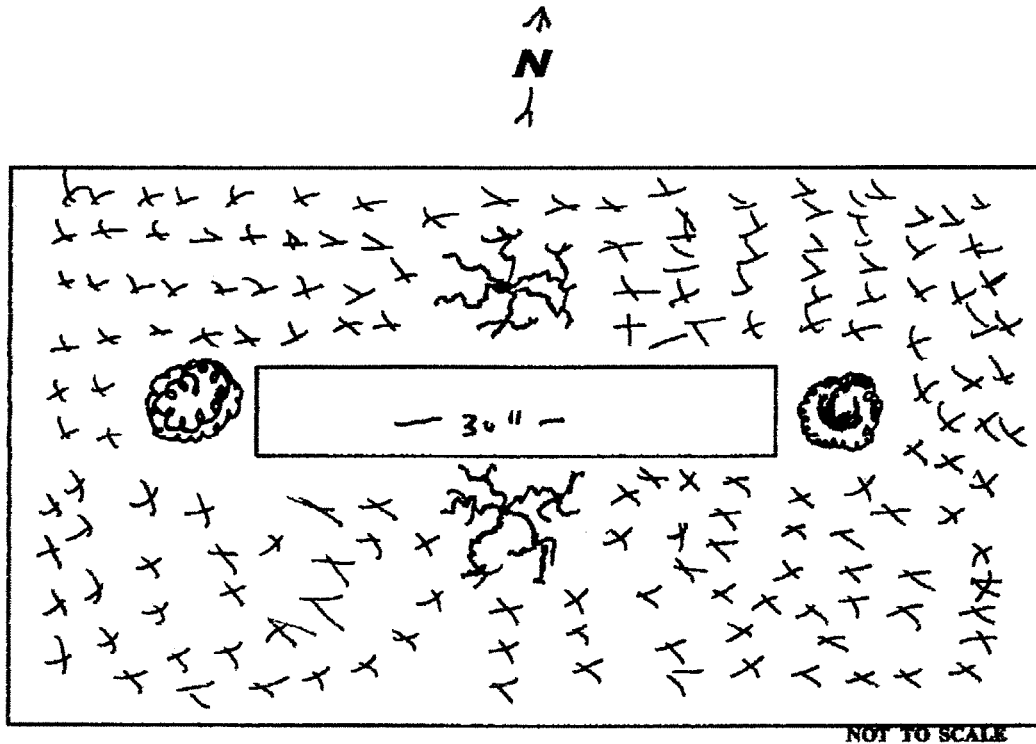
CROSS SECTION
Scale: 1/4" = 1'

FIGURE 1

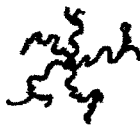
DAYSTAR 16x64 DAYSTAR HIGH DEFINITION 32x128 3'7"x8'3" ID CABINET			
J. M. STEWART CORPORATION 2201 CANYON CT. #218 HAWAII, HI. 96722	DATE	DWG.#	LOCATION
	2-12-03	D-1664(C)-N-3	

J.M.S. TEMPLATE MUST BE USED TO SET ANCHOR BOLTS INTO CONCRETE

**Planter Area
For
New Loma Linda Academy Sign**



LEGEND



Juniperus c. Torulosa ("Kalzuka")
Hollywood Juniper



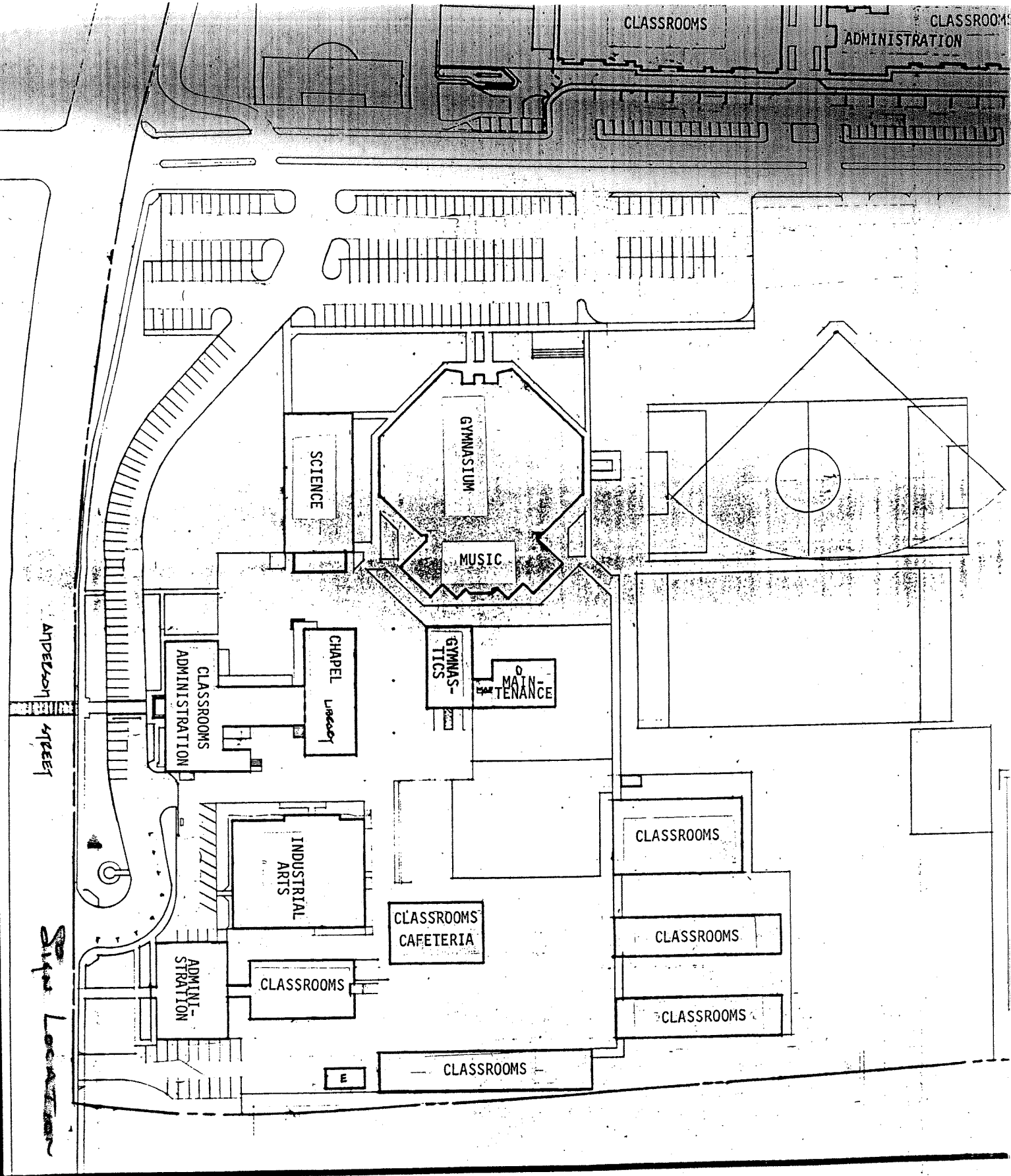
Lantana "Gold Rush"



Annual Color *To be changed as needed*

Designed & Drawn by G. Steudel 7/31/05

MASTER SITE PLAN



LOMA LINDA ACADEMY & ELEMENTARY
10656 ANDERSON ST.
LOMA LINDA CA. 92354

BASEMENT DESIGN CO
CHICO, CA. (916)3

DRAWN
 BY
 DATE
 1/15/86
 1st of 1
 JOB NO.
 SHEET